

Property at 00015 HILLSBORO LANE

Prop ID 2750015

Printed 06-Feb-2024 2:08 PM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: OLSEN JOAN A  
 Second name:  
 Address: 15 HILLSBORO LANE  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 017 Clerk map:  
 Lot: 2750015 Neigh.: Zone: R40 Vol: 700 Page: 520

| Assessments       |      |         | Exemptions |             | Last sale    |                        |
|-------------------|------|---------|------------|-------------|--------------|------------------------|
| Assmt category    | Qty  | Amount  | Exempt     | Cat         | Amount       | Sale date: 18-Sep-1968 |
| Resident Land     | .92  | 105,000 |            |             |              | Sale price: 45,500     |
| Resident Dwelling | 1.00 | 189,130 |            |             |              | Sale valid:            |
|                   |      |         |            |             | Values       |                        |
| Resident Excess   | .19  | 1,000   |            |             | Mkt value :  |                        |
|                   |      |         |            |             | Cost value:  | 421,614                |
| Summary           |      |         | Utilities  |             | Sales ratios |                        |
| Total assessments |      | 295,130 | Water      | Connecticut | Cost/sale :  | 9.2662                 |
| Total exemptions  |      |         | Sewer      | Septic      | Mkt/sale :   |                        |
| Net assessment    |      | 295,130 | Gas        | None        | Assmt/sale:  | 6.4864                 |

## Land Information

| Type         | Use | Acres/SqFt | Rate    | Total            | Infl | Fact | Value   | 70% Value |
|--------------|-----|------------|---------|------------------|------|------|---------|-----------|
| PRIM         | 11  | .920       | 150,000 | 150,000          |      |      | 150,000 | 105,000   |
| Primary Site |     | 40,075     |         |                  |      |      |         |           |
| RES          | 12  | .190       | 7,500   | 1,425            |      |      | 1,425   | 998       |
| Residual     |     | 8,276      |         |                  |      |      |         |           |
| 1.110 acres  |     |            |         | Total land value |      |      | 151,425 | 105,998   |

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |   |
|----------------|------|------------------|-------------------------|---|
| Style          | 01   | Ranch            |                         |   |
| Exterior Walls | 04   | Vinyl Siding     |                         |   |
| Roof Material  | 01   | Asphalt Shingles | Story Height 1.0        |   |
| Roof Type      | 01   | Gable            |                         |   |
| Foundation     | 01   | Poured Concrete  | Total Rooms             | 7 |
| Interior Walls | 02   | Drywall          | Bedrooms                | 3 |
| Floors         | 01   | Hardwood         | Family Rooms            |   |
| Heating System | 01   | Hot Water        | Full Baths              | 2 |
| Fuel           | 01   | Oil              | Half Baths              |   |
| Attic          | 99   | None             | Addn'l fixtures         | 1 |
| Grade          | 37   | B-               | Whirlpools              |   |
| Garage         | 22   | Attached 2 car   | Saunas                  |   |
| Area Over Gar. | 99   | None             | M/F stacks              |   |
| Basement       | 04   | Full with walk-o | W/B stacks              | 1 |
| Bsmt Fin Qual  | 01   | Unfinished       | W/B openings            | 2 |
| Air Condition  | 99   | None             |                         |   |
| Interior Cond  | 05   | Good             |                         |   |
| Exterior Cond  | 05   | Good             | Actual Year Built: 1968 |   |

## Building Valuation Summary

|                |                |                |                           |      |               |         |
|----------------|----------------|----------------|---------------------------|------|---------------|---------|
| Dwelling       | Frame          | 1 story w/bsmt |                           |      | Area<br>1,864 | 291,790 |
| Basement       | Full with walk |                |                           |      |               |         |
| Heating        | Yes            | A/C            | No                        |      |               |         |
| Plumbing       | 2 F/B          | H/B            | 1 Add'l fix.              | Wh/p | Saunas        | 5,500   |
| Attic          | None           | Attic size:    |                           |      |               |         |
| Additions      |                |                |                           |      |               | 48,725  |
| Other Features | WB Stks        |                |                           |      |               | 9,250   |
|                |                |                |                           |      |               |         |
| Sub-Total      |                |                |                           |      |               | 355,265 |
| Grade          | B-             | Factor         | 1.1700                    |      |               | 415,660 |
| CDU            |                | C&D Factor     | 1.00                      |      |               | 415,660 |
| Depreciation   |                |                | 35 %                      |      |               | 270,179 |
|                |                |                | Computed cost value @ 70% |      |               | 189,125 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| L Living Area            | OVER Frame Overhang       | 62   | 5,678  |
| L Living Area            | FRFF Frame first floor    | 24   | 2,748  |
| P Porches, Patios, Decks | DECK Wood deck            | 238  | 6,305  |
| P Porches, Patios, Decks | FEFF Frame enclosed first | 130  | 12,397 |
| G Garages                | FR Attached frame LE 65   | 484  | 21,597 |
| Total additions          |                           |      | 48,725 |

